

**BROWN CITY COUNCIL PROCEEDINGS
DECEMBER 10, 2007**

Meeting called to order at 7:00 p.m by Mayor Laura Carpenter.

Pledge of Allegiance led by Mayor Carpenter.

ADMINISTRATION OF OATH OF OFFICE:

City Clerk Pavel administered Oath of Office to Councilmembers-elect Pat Jacobson, Mike Lents and Julie Miller as well as Library Board Member elect Ellen Ankley-Brown.

PRESENT: Mayor Laura Carpenter, Councilmembers: Pat Jacobson, Julie Miller, Ross McIvor, Mike Lents, Christine Lee, Ken Brown. City Manager Clint Holmes, City Attorney Gregory Stremers and City Clerk Kelly Pavel.

ABSENT: None.

ADDITIONS, CORRECTIONS AND DELETIONS TO AGENDA: None.

CORRECTION & APPROVAL OF MINUTES:

Motion by CM Brown, second by CM McIvor, to accept the Regular Meeting Minutes of 11-26-07 as presented. Motion carried.

PAY BILLS:

Motion by CM Lee, second by CM Brown, to pay the bills in the following funds: General - \$8,175.23, Payroll - \$11,490.23, Major Streets - \$1,273.88, Local Streets - \$936.54, Sanitary Sewer - \$525.00, Water - \$2,762.37, Arsenic Abatement - \$150.00, Equipment - \$1,744.00. Motion carried.

Motion by CM Lee, second by CM Brown, to pay Huron Consultants for Water Treatment Facility Bills in the amount of \$24,485.00. Motion carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES: None scheduled.

POLICE REPORT: Written report reviewed. No questions or comments.

Chief Smith discussed his concern about our Peddler's Ordinance. He states that some peddlers obviously may have a criminal history and he would prefer to deny them from going door to door in the City. He questions if this authority needs to be addressed in our Ordinance, as it currently is not. Council agrees that Ordinance should reflect this and City Attorney will investigate particular samples for Council to review and possibly implement.

UNFIISHED BUSINESS:

1. Water Treatment Facility – The arsenic abatement facility must be fully operational by 2-1-08. Please see Manager’s Report.

PETITIONS & COMMUNICATIONS: None scheduled.

RESOLUTIONS: None scheduled.

MANAGER’S REPORT:

1. **Water Treatment Facility:** The facility is essentially complete. Representatives from Severn-Trent completed the installation of the absorption media and tested the components. The modules successfully passed the first and second series of purity tests and the final ones are due back from the lab soon. The plan is to operate the facility for a week and then have the contractor return for final trouble shooting. On Tuesday, December 4th, the DPW workers and I were provided with training on the operation of the equipment. The training went well. The DPW workers are also scheduled for training on the SCADA system on December 7th. Once the plant of fully on line and the troubleshooting complete, I will formally notify DEQ that the City of Brown City has fulfilled the requirements of the Administrative Consent Order (ACO).
2. **Well #4 Water Treatment Facility:** While the technicians from Severn Trent were here, we had them inspect the Well #4 Facility. We made this request since we were having to backwash the system on a weekly basis which according to them was way too often. They determined that four of the Flowmeter sensors were not working and that four of the valve switches were stripped. The replacement parts were ordered and Severn Trent will not charge a labor fee to replace the sensors. The switches will not be available for a couple of weeks since they need to be assembled, but the DPW will be able to install those. Cost for the replacement parts is \$5,120.
3. **Renaissance Zone:** There is a manufacturing firm that is seriously looking at the property in the Renaissance Zone to build a \$1.2 million factory. The firm does laser cutting and rapid prototyping. They expect to employ 20-25 workers. They are also looking at Marlette and Yale. Brown City has an advantage because we have a Renaissance Zone and the other two do not. The two immediate questions are: (1) How much would the City want for the property (we owe USDA \$52K and the property transfer tax would be \$2,600 on that amount)?; and (2) Would the City Council approve extending the Renaissance Zone since it is due to fully expire in two years?

A discussion resulted in Council consensus to extend the current Renaissance Zone for a time period to be negotiated. The Council also agreed to sell the Renaissance Zone property at a negotiated price.

4. **Brown City Schools:** When the City has heavy rains and storm water infiltration into the sanitary sewer is high, the school has a problem with sewer backups. The

Superintendent has requested a meeting of the Sewer & Water Committee to discuss alternatives. Recommend scheduling this meeting for early January.

5. **St Marys Street:** When the DPW replaced the water shutoff valve across the street from Great Reflections, the next valve on the line began to leak. That valve was replaced. The DPW plans to replace the fire hydrant at Lincoln and Main Streets around December 12th.
6. **City Hall Lighting:** Rhode Electric has replaced the lights on the west side of the building, the entrance and for the flag. Additional parts needed to replace the lights on the building peaks on the east side are on order. The work should be complete soon.
7. **2010 Local Update of Census Addresses (LUCA):** The City received a copy of the LUCA database for Brown City containing address information as well as the software to perform the review. The review process should only take a couple of weeks. The database also includes boundary information that will require adjustment since the City annexed property from Burnside Township since the last census.
8. **DPW Laborer:** If the City Council has no objection, I plan to advertise for a DPW Laborer beginning in early January and have one hired by the end of the month. I also plan to promote Phil Bartle to DPW Foreman after negotiations with the Union are complete.
9. **Dec 24 City Council Meeting:** The next City Council meeting is scheduled for December 24th. Recommend changing the meeting to December 17th. **REQUIRES MOTION.**

Motion by CM Brown, second by CM Lee, to re-schedule the December 24, 2007 regular meeting to December 17, 2007. Motion carried.

10. **City Hall Closures:** City Hall will be closed on December 25th and January 1st. For the past couple of years, the City Council has closed City Hall at noon on December 24th and December 31st as a thank you to the employees. Since these former half-days are Mondays this year, what does the City Council want to do?

Motion by CM Lee, second by CM Brown, that City Hall be closed all day on 12-24-07 and 12-31-07. Motion carried.

11. **Council Picture:** Plan to take a photograph of the new City Council at the December 17th meeting to put on the City's web page.
12. **City Council Goals for 2008:** Work sheets for City Councilmembers to list their goals for 2008 will be provided at the next meeting so that they can be reviewed at the first meeting in January.

PUBLIC HEARING:

Mayor Carpenter opened Public Hearing at 7:15 p.m. regarding the possible sale of the City-owned Burger Building (4209 Main Street).

Paul Muxlow questioned the initial reasoning for the City purchasing the old Burger Building. His questions included the past intentions of possibly expanding the library and/or City Hall and various avenues that were pursued at that time. Discussion that the Library's final decision was that they did not want to move at that time. CM Jacobson stated that the new Library Board needs to be approached to see if they have any new interest in utilizing the old Burger Building.

Mr. Muxlow asked if this property has been listed for sale. He also asks if the City has investigated current sales along Main Street, and if fair market value is being sought. Mr. Muxlow is questioning why no public negotiations have taken place on this particular property. He also feels that if the Library is possibly seeking property, this piece would be ideal.

Ellen Ankley-Brown stated that she feels it may be the Council's wisest choice to sell this property if there is an available buyer. She stated that she has property available for sale and hasn't moved it in over one year.

John Bell suggests that an appropriate commercial appraisal be conducted on this property.

Richard Pietrzak, the person interested in purchasing the Old Burger Building, discussed cost required to make repairs to this building. He has lived in Brown City for seven years and has a strong desire to remain in Brown City.

Mayor Carpenter closed the Public Hearing at 7:21 p.m.

Discussion regarding the proposed ordinance stating that the City is willing to sell this property, it does not name purchase prices or buyers.

ORDINANCES: Section 17.800. Sale of Real Property: An Ordinance authorizing the sale of a certain parcel of property owned by the City of Brown City to a third party.

Councilman Brown introduced Ordinance 17.800.

CM Lents suggested that the Library Board be re-informed that the City is seeking to sell the Old Burger Building. Mayor Carpenter suggests that the Building and Grounds Committee be present at the next Library Board Meeting to discuss this issue.

ATTORNEY'S REPORT: None.

TREASURER'S REPORT: None.

COMMITTEE REPORTS:

1. Police – none.
2. Water & Sewer – Discussion regarding water issues at the house directly south of City Hall. CM Lents has investigated and stated that water leads are coming down the neighboring alley. CM Lents also feels that a water problem in this area is ruining the not very old pavement work done on Wells Street and some investigation needs to be done. The City Manager said he had already talked to the DPW about doing a leak check.
3. Tax & Finance – none.
4. Streets & Sidewalks – Nice to see City Streets plowed and salted early in the morning.
5. Buildings & Grounds – none.
6. Personnel – none.

GENERAL CONCERNS OF THE COUNCIL:

CM Lee suggested that the Carhartt sign in front of Ben's is restricting the view for vehicles. CM Brown stated that he felt MDOT had addressed the issues surrounding the front of Ben's Supermarket. Further investigation needs to follow this issue.

MAYOR'S REPORT:

A thank you card was received from the family of Bill Owens.

PUBLIC QUESTIONS AND COMMENTS:

Motion by CM Lee, second by CM Jacobson, to adjourn at 7:43 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk